

# Development Plots



## Tailend Court

★ Starlaw Park, Livingston, EH54 8TE

**FOR SALE**

### Key Features

- ★ 3 x fully serviced development plots with prominent roadside frontage
- ★ Strategic and highly accessible location just off junction 3A of M8
- ★ Each plot extends to approximately 0.25 acres (0.10 hectares)
- ★ Consented for Class 4 (Business) uses only, including office and light industrial
- ★ Turnkey D&B options are available
- ★ Offers over £200,000 plus VAT per plot

Livingston Town Centre

Shin-Etsu Handotai Europe Ltd

McArthur Glen Shopping Centre

★ Starlaw Road

Tailend Roundabout

Ashwood Scotland

Plot 3

Plot 2

Plot 1

A7719 → Junction 3A M8



## Location

Livingston is situated approximately 17 miles west of Edinburgh City Centre and 32 miles east of Glasgow. Edinburgh International Airport is approximately a 15-minute drive to the east of the town.

Tailend Court is located approximately 1-mile from junction 3A of the M8 motorway. It offers the ideal location for any company looking to serve the central Scotland market, whilst providing easy access to the amenities and services of Livingston.

Nearby occupiers include Ashwood Scotland Ltd, Paragon Inks Holdings, Glen Turner Distillery and Elite Control Systems.

## Description

The subjects comprise 3 development plots enjoying prominent frontage to Starlaw Road (A779).

Each plot is level and a regular shape with the benefit of utility service connections and road hammer heads. A Site Investigation report is available on request for interested parties.

The plots are currently consented for class 4 (business) use only, including office and light industrial.

## Accommodation

We calculate each plot extends to the following site area:

**0.25 acres (0.10 hectares).**

The whole site area extends to approximately 1.10 acres (0.45 hectares).



## Terms

Our client is seeking Offers Over £200,000 plus VAT per plot to dispose of their interest. Consideration will be given to selling the whole with a price quoted on application.

## Local Authority Rates

The plots are considered as development land and have not yet been entered into the Valuation Roll.

## Legal Costs

Each party shall bear their own legal costs in connection with the transaction although in the normal manner the purchaser will be liable for any Land & Buildings Transaction Tax and registration dues.



## Date Of Entry

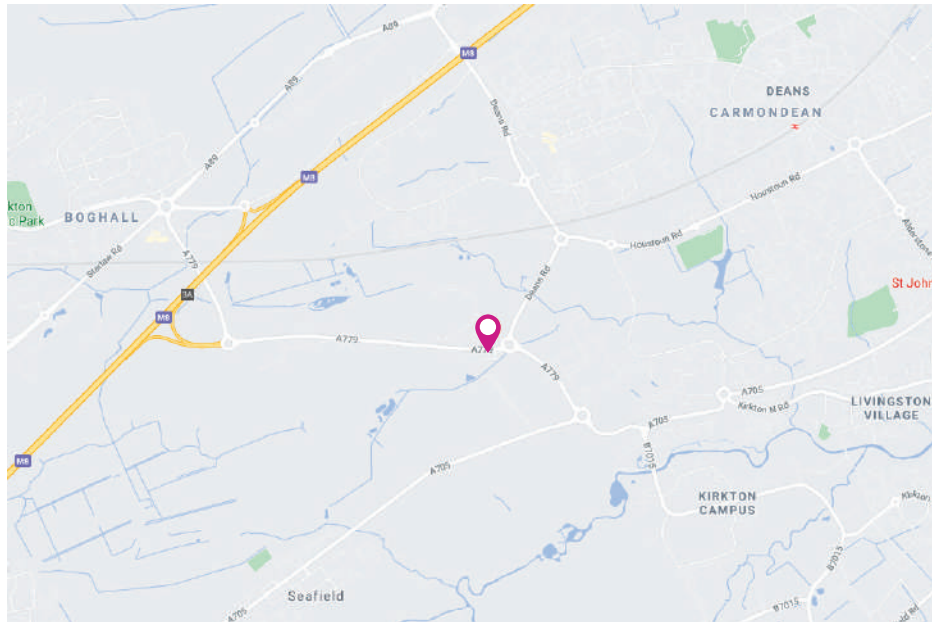
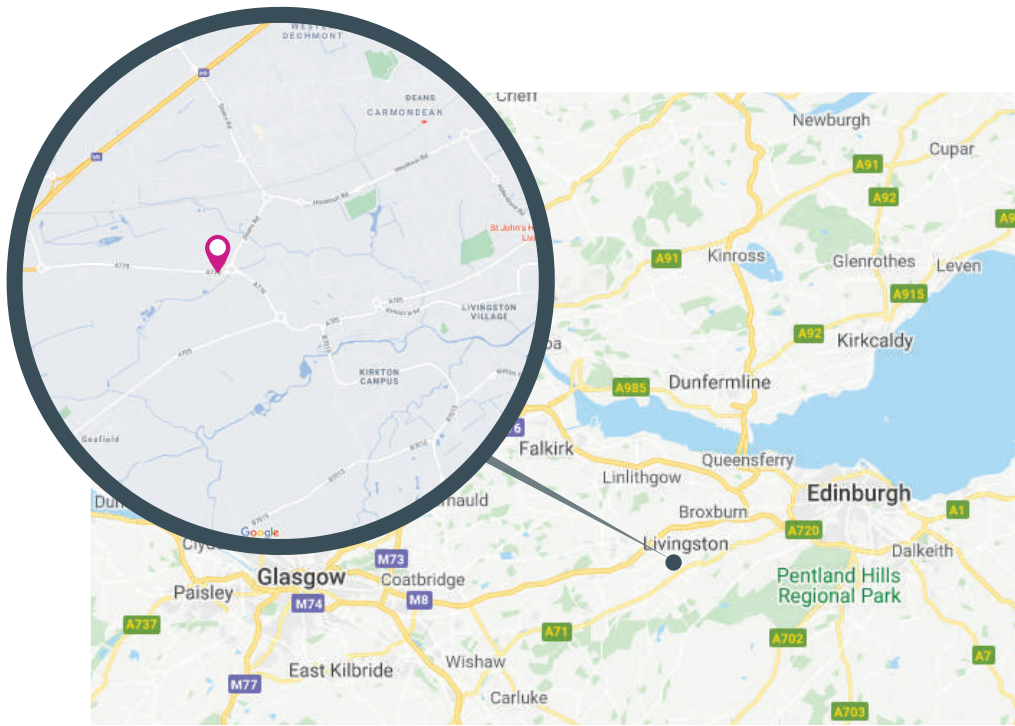
Entry will be available on completion of legal formalities.

## VAT

VAT is applicable at the prevailing rate.



Strategic and highly accessible location  
just off junction 3A of M8



# Viewings & Further Information

For viewings or further information, please contact the joint agents:

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